

ABSTRACT
(R. Andrews, 3-77)

170 West Washington Street
Hagerstown
Washington County, Maryland

circa 1893

This Romanesque influenced brick house is thought to have been erected for John L. Nicodemus (18 -1915), President of the Peoples National Bank. Although Nicodemus purchased the property in 1893 (Book 100, p. 573), no evidence that he resided in this house is available. In the early twentieth century city directories, Nicodemus' residence is listed for another address along West Washington Street but not 170. Mrs. Nicodemus, however, is listed as residing here in 1917 about the time of her husband's death.

Prominently located on a corner lot near the crest of a hill two blocks west of Public Square, this house is a significant element of the streetscape. It sharply contrasts with the Classical influenced buildings along Washington Street both in materials and configuration. This structure has a base and decorative banding of rock-faced stone breaking up the smooth, plain surface formed by the exterior bricks. The facade or south elevation of the house is characterized by the round Romanesque arch seen in windows and the porch arcades.

MARYLAND HISTORICAL TRUST

WA-HAG-137
2205364611

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

170 West Washington Street

2 LOCATION

STREET & NUMBER

170 West Washington Street

CITY, TOWN

Hagerstown

___ VICINITY OF

CONGRESSIONAL DISTRICT

Sixth

STATE

Maryland

COUNTY

Washington

3 CLASSIFICATION

CATEGORY

___ DISTRICT
X BUILDING(S)
___ STRUCTURE
___ SITE
___ OBJECT

OWNERSHIP

___ PUBLIC
X PRIVATE
___ BOTH

PUBLIC ACQUISITION

___ IN PROCESS
___ BEING CONSIDERED

STATUS

X OCCUPIED
___ UNOCCUPIED
___ WORK IN PROGRESS
ACCESSIBLE
___ YES: RESTRICTED
___ YES: UNRESTRICTED
X NO

PRESENT USE

___ AGRICULTURE
X COMMERCIAL
___ EDUCATIONAL
___ ENTERTAINMENT
___ GOVERNMENT
___ INDUSTRIAL
___ MILITARY
___ MUSEUM
___ PARK
___ PRIVATE RESIDENCE
___ RELIGIOUS
___ SCIENTIFIC
___ TRANSPORTATION
X OTHER: offices

4 OWNER OF PROPERTY

NAME

Mr. and Mrs. Michael A. Massih (Margaret A.)
c/o Midtown Motel

Telephone #:

STREET & NUMBER

16 North Prospect Street

CITY, TOWN

Hagerstown

___ VICINITY OF

STATE, zip code

Maryland 21740

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washington County Courthouse

STREET & NUMBER

95 West Washington Street

CITY, TOWN

Hagerstown

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Maryland Historical Trust Inventory, No. WA-6093

DATE

1970

___ FEDERAL X STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

NOTE: Two (2) Continuation Sheets attached.

7 DESCRIPTION**CONDITION**

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Known as 170 West Washington Street in Hagerstown, Washington County, the building stands on the northeast corner at the intersection of North Prospect Street, the end of the second block west of Public Square.

The building is a circa 1890-1900 period Romanesque influenced painted brick urban dwelling which abuts the sidewalk along the facade or south and the west elevations. Three stories with a small mansard roof, the house consists of a rectangular block with a three story tower on the southwest corner at the intersection of the streets and a one story arcaded porch along the facade. A rectangular three story, flat roof wing projects along North Prospect Street.

The facade or south elevation has an asymmetrical arrangement of windows with a one story projecting rectangular window centered above the arcaded porch. Most of the windows have double-hung, wooden sashes with one-over-one lights. The decorative stone bands correspond to the tops and bottoms of the windows. The facade roof line is broken by gable wall dormers with windows.

The tower has a stone base with three single windows on the first and second floor and five smaller windows set in round arches on the top story below a low conical roof. The Romanesque colonnade which forms the front porch has three arches supported by four pairs of stubby round columns with foliated capitals.

The building appears to be structurally sound. The exterior visible from the street is in original condition although obstructed by a large motel sign.

CONTINUE ON SEPARATE SHEET IF NECESSARY

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899 OR	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES circa 1893

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This Romanesque influenced brick house is thought to have been erected for John L. Nicodemus (18 -1915), President of the Peoples National Bank. Although Nicodemus purchased the property in 1893 (Book 100, p. 573), no evidence that he resided in this house is available. In the early twentieth century city directories, Nicodemus' residence is listed for another address along West Washington Street but not 170. Mrs. Nicodemus, however, is listed as residing here in 1917 about the time of her husband's death.

Prominently located on a corner lot near the crest of a hill two blocks west of Public Square, this house is a significant element of the streetscape. It sharply contrasts with the Classical influenced buildings along Washington Street both in materials and configuration. This structure has a base and decorative banding of rock-faced stone breaking up the smooth, plain surface formed by the exterior bricks. The facade or south elevation of the house is characterized by the round Romanesque arch seen in windows and the porch arcades.

SEE CHAIN OF TITLE

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Land Records, Courthouse, Hagerstown, Maryland.

Morgan, William. Notes on file at Maryland Historical Trust, Annapolis, Maryland.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

The property measures approximately 45' x 75'.

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE _____ COUNTY _____

STATE _____ COUNTY _____

11 FORM PREPARED BY

NAME / TITLE

Ronald L. Andrews, Historic Preservation Consultant (mbe)

ORGANIZATION

City of Hagerstown

DATE

March 11, 1977

STREET & NUMBER

City Hall

TELEPHONE

(301) 731-3200

CITY OR TOWN

Hagerstown

STATE

Maryland 21740

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

MARYLAND HISTORICAL TRUST WORKSHEET

1 of 2 pages

CONTINUATION SHEET

R. Andrews, 3-77

170 West Washington Street
Hagerstown
Washington County, Maryland

HISTORICAL CHAIN OF TITLE (Washington County Land Records)

Book 574, p. 604

13 March 1974

grantor: John S. Hollyday, Trustee

grantee: Michael A. Massih and wife Margaret A.

2 parcels, 1st parcel applies

Book 554, p. 263

24 January 1973

grantor: Harry E. Eberly

grantee: Michael A. Massih and wife Margaret A.

Book 230, p. 558

2 July 1945

grantor: Lynn H. Brumback and wife Mary E. and Ralph S. Stauffer
and wife Sue

grantee: Harry E. Eberly

western portion of Lot #200

Book 173, p. 50

20 November 1925

grantor: Raymond J. Funkhouser and wife Laura Merle

grantee: Lynn H. Brumback and wife Mary E. and Ralph S. Stauffer
and wife Sue C.

Book 173, p. 49

19 November 1925

grantor: Charles Edward Hilliard, executor of will of
Virginia S. Nicodemus

grantee: Raymond J. Funkhouser

by public sale 28 October 1924 for \$45,250.00

Book 150, p. 528

20 February 1917

grantor: Charles Edward Hilliard, executor of will of John L. Nicodemus
(Will Book M, p. 74)

grantee: Virginia S. Nicodemus, wife of J. L. Nicodemus

Book 100, p. 573

3 April 1893

grantor: William F. Smith, Ella T. Smith, Mary S. Boyle and husband
Charles, Elizabeth L. Kealhofer and husband William
(heirs and Josiah F. Smith)

grantee: John L. Nicodemus

consideration \$11,500

lot #200 adjoined on east by residence of late Col. George Schley
and on west by public alley

MARYLAND HISTORICAL TRUST WORKSHEET

2 of 2 pages

CONTINUATION SHEETR. Andrews, 3-77

170 West Washington Street continued

Book WMKK #2, p. 330

1 April 1870

grantor: Benjamin F. Sushbaugh

grantee: Josiah F. Smith

Hagerstown

Form 10-300
(Dec. 1968)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICEWA - VI - 39
WA-HAG-137MD. HISTORICAL TRUST
BOX 1704
ANNAPOLIS, MD. 21404
N. R. FIELD SHEET
NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
(Type all entries - complete applicable sections)

STATE:	
COUNTY:	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME			
COMMON:			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
170 West Washington Street [north-east corner at Prospect St]			
CITY OR TOWN:			
Hagerstown			
STATE		CODE	COUNTY:
Maryland			Washington

3. CLASSIFICATION				
CATEGORY (Check One)		OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
District <input type="checkbox"/>	Building <input checked="" type="checkbox"/>	Public <input type="checkbox"/>	Occupied <input checked="" type="checkbox"/>	Yes:
Site <input type="checkbox"/>	Structure <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	Unoccupied <input type="checkbox"/>	Restricted <input checked="" type="checkbox"/>
Object <input type="checkbox"/>		Bath <input type="checkbox"/>	Preservation work in progress <input type="checkbox"/>	Unrestricted <input type="checkbox"/>
		Public Acquisition:		No: <input type="checkbox"/>
		In Process <input type="checkbox"/>		
		Being Considered <input type="checkbox"/>		
PRESENT USE (Check One or More as Appropriate)				
Agricultural <input type="checkbox"/>	Government <input type="checkbox"/>	Park <input type="checkbox"/>	Transportation <input type="checkbox"/>	Comments <input type="checkbox"/>
Commercial <input checked="" type="checkbox"/>	Industrial <input type="checkbox"/>	Private Residence <input checked="" type="checkbox"/>	Other (Specify) <input type="checkbox"/>	
Educational <input type="checkbox"/>	Military <input type="checkbox"/>	Religious <input type="checkbox"/>		
Entertainment <input type="checkbox"/>	Museum <input type="checkbox"/>	Scientific <input type="checkbox"/>		

4. OWNER OF PROPERTY			
OWNERS NAME:			
STREET AND NUMBER:			
CITY OR TOWN:		STATE:	CODE

5. LOCATION OF LEGAL DESCRIPTION			
COURTHOUSE, REGISTRY OF DEEDS, ETC:			
STREET AND NUMBER:			
CITY OR TOWN:		STATE	CODE
APPROXIMATE ACREAGE OF NOMINATED PROPERTY:			
city lot			

6. REPRESENTATION IN EXISTING SURVEYS			
TITLE OF SURVEY:			
DATE OF SURVEY:			
Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local <input type="checkbox"/>			
DEPOSITORY FOR SURVEY RECORDS:			
STREET AND NUMBER:			
CITY OR TOWN:		STATE:	CODE
FOR NPS USE ONLY			
ENTRY NUMBER		DATE	

8361

7. DESCRIPTION

CONDITION	(Check One)				
	Excellent <input type="checkbox"/>	Good <input checked="" type="checkbox"/>	Fair <input type="checkbox"/>	Deteriorated <input type="checkbox"/>	Unexposed <input type="checkbox"/>
INTEGRITY	(Check One)		(Check One)		
	Altered <input type="checkbox"/>	Unaltered <input checked="" type="checkbox"/>	Moved <input type="checkbox"/>	Original Site <input checked="" type="checkbox"/>	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Although somewhat marred by the 'Midtown Motel' sign attached to its round corner tower, 170 West Washington Street still remains a fine late 19th century urban dwelling. With a rather irregular plan, this 3 storey brick house has a stone base and stone trim serving as belt courses between the floors. The most prominent feature is the three storey corner tower with its slate conical roof. The third storey tower windows are set in round arches which are picked up by the fine Romanesque colonade which forms the front porch. The three arches of this porch are supported on pairs of stubby Romanesque columns with floriated capitals. There is a little square projection on the second storey above the arch furthest away from the corner tower.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

Pre-Columbian ☐16th Century ☐18th Century ☐20th Century ☐15th Century ☐17th Century ☐19th Century ☒

SPECIFIC DATE(S) (If Applicable and Known)

c 1880s-'90s [?]

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal ☐Education ☐Political ☐Urban Planning ☐Prehistoric ☐Engineering ☐

Religion/Phi-

Other (Specify) ☐Historic ☐Industry ☐losophy ☐architectureAgriculture ☐Invention ☐Science ☐townscapeArt ☐Landscape ☐Sculpture ☐Commerce ☐Architecture ☐

Social/Human-

Communications ☐Literature ☐itorion ☐Conservation ☐Military ☐Theater ☐Music ☐Transportation ☐

STATEMENT OF SIGNIFICANCE (Include Personages, Dates, Events, Etc.)

170 West Washington Street serves the same function as the Presbyterian Church on the corner opposite it, in that its round corner tower helps define the beginning of the commercial section of Hagerstown.

In addition, the house is a good example of a late 19th century urban house with Romanesque details.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY:				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN ONE ACRE			
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE	
	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	
NW	°	'	"		°	'	"	
NE	°	'	"		°	'	"	
SE	°	'	"		°	'	"	
SW	°	'	"		°	'	"	

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: William Morgan		DATE June 9, 1970
ORGANIZATION Department of Art History		
STREET AND NUMBER: University of Delaware		
CITY OR TOWN: Newark	STATE Delaware	CODE

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐ Local ☐

Name _____

Title _____

Date _____

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

map: City of Hagerstown,
Washington County, Md.
City Engineering Dept.
July, 1970
scale 1"=1200'



170 West Washington St
Hagerstown
Washington Co, Md.
SW view

August, 1975



170 West Washington St
Hagerstown
Washington Co., Md.

South elevation

August, 1975

RONALD L. ANDREWS



WA-HAG-137

170 West Washington St
Hagerstown
Washington Co, Md.

South elevation, porch detail
August, 1975

RONALD L. ANDREWS



WA-HAG-137

170 W. Washington St.

PHOTOGRAPH BY
WILLIAM D. MORGAN



WA-HAG-137

170 W. Washington St.

PHOTOGRAPH BY
WILLIAM D. MORGAN